

Meeting: Planning and Zoning Board Meeting
Date: November 6, 2017

The meeting was called to order and previous minutes approved by unanimous vote of the Board members. All Board members were in attendance.

1. VICE CHAIR - Steve Casserly was elected as the new Vice Chair of the Board.
2. BURN BAN ISSUE – At the request of the City Commission the proposed burn ban ordinance was moved to a P&Z review in December. This will allow the Commission to discuss the issue before the new year.
3. LARGE SCALE ANNEXATION, SUGAR MILL COMMUNITY. Annexation is at the property owners request. A nearby property owner objected due to drainage issues. The Board indicated this was annexation only, not a request to build and approved the annexation with a unanimous vote.
4. TAYLOR STORAGE – 1300 N. Dixie Highway. The project will be built in two phases. There was considerable discussion on landscaping, buffers, driveway locations and height restrictions. Mr. Kolody objected to the plans for two driveways. The property owner indicated this was needed for proper entrance and exit for large vehicles. Landscaping, building materials and color palettes were indicated by City planning staff as minimizing visual impacts. Mr. Calkins was concerned with the visual issues that could be raised with high cranes or similar objects. A height restriction was recommended that it be no higher than a stored boat. The project was approved with a 5 to 2 vote. Mr. Kolody and Ms. Smith voted against the request.
5. AMENDMENT TO INCLUDE PHARMACIS IN THE B-3 HIGHWAY SERVICES BUSINESS ZONING DISTRICT – The primary purpose of the change is to allow pharmacies on US Highway 1. In discussion it was noted that this will include medical marijuana facilities, but State zoning restrictions would also apply. The amendment was approved unanimously.
6. AMENDMENT FOR RESERVE AT LAKE WATRFORD SUBDIVISION – The purpose of the amendment is to allow the owner to have larger residential lots with less than 50 homes if it is economically viable. The current plan is for multi-family, single family and commercial. City planning staff and the property owner assured the Board that zoning requirements would be enforced regardless of the development plan accepted. The Board approved the amendment by a unanimous vote.